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SCOTT MCLEOD CONSULTING LLC

County of San Luis Obispo
Planning Commissioners
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA

March 26, 2012

Subject: DRC 2004-00276 Opolo Vineyards Expansion

Dear Planning Commissioners:

I am writing this letter in support of the proposed winery expansion at Opolo Vineyards. I do consulting work for the Opolo by supporting their winemaking and vineyard teams.

I have to say, the first time I visited them I came in from the north and I drove right past it. Unlike other wineries along Vineyard Drive, and not to mention along Hwy 46 West, Opolo was set so far back from the road that it is virtually invisible from Vineyard Drive. As the expansion described in their application clearly states, the visual impact is absolutely minimal compared to relative winery properties in the immediate area.

Of special note is the desire of Opolo to bring their estate production 'in house.' Currently, Opolo has their own grapes custom processed on their behalf at other facilities and the resultant wine is stored in the cellars of other producers as well. In Napa Valley, where I do most of my work, this is the single most important aspect of a new winery application. In fact, a winery isn't a winery (by our 1990 Winery Definition Ordinance) if it doesn't have its own vineyards and if it doesn't crush its own grapes. What Opolo is trying to achieve with this expansion application is the right to make wine from its entire vineyard holdings.


It is also important to note that success, and those that create it, are often victims of that same success. When Opolo built the winery and began raising their flag, they were the only winery from their current location to the intersection of Hwy 26 West. And as the success of their wines has created new plantings and new grower relationships, they have also worked tirelessly to support the old Zinfandel plantings on the West Side that were languishing until a small group of vintners, including Opolo, brought their true potential to light.

Opolo is a great team. They have been great neighbors and offered great support to the community. I sincerely hope that their application is approved by the Planning Commissioners on March 29, 2012.

Sincerely,

Scott McLeod

PLANNING COMMISSION

 EXHIBIT: 1DATE: 3/29/12

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PLANNING COMMISSION

ITEM
EXHIBIT: 1

Public
Testimony

Planning Commission meeting
March 29, 2012
Re: Opolo Vineyards

DATE: 3/29/12
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My name is Terry Adams. My husband and I have Cougar Ridge Vineyards which is exactly 7.5 down Vineyard Drive towards Adeliada. I pass Opolo 2 x's a day.

TRAFFIC.

Vineyard Drive is a 2-lane paved country road. There is NO POSTED speed limit. There is a posted 45mph at the very beginning of Vineyard. It only pertains to an upcoming curve.

Just past 6750 Vineyard Drive, on the way to Opolo, is a very tight S curve. In June 2011 a visiting large suburban, filled with people that had been wine tasting, missed the curve, ended up in the gully. All city resources were brought in to assist.

There is physically no way that an 18 Wheeler can negotiate the S curve without crossing over the double line, and forcing folks off the road.

I have been run off the road a number of times and it is pretty tricky, because on one side is a small hill, and on the other side is a gully, so you in up in the bushes.

Yet, it is going to take 43 - 18 Wheelers, and the tonnage of grapes the trucks they will be carrying, all coming from Opolo's East side vineyards to the West side, in order to increase Opolo's case production.

Because of all the additional wineries that are being built, the accidents are increasing. At 8225 Vineyard there have been two accidents of late, both business trucks, in a rush, passing over the double yellow line, hitting an oncoming car, rolling over and ending up in the Sampson's field.

You can only imagine what Vineyard Dive will be like if you permit this large expansion.

OPOLO'S ENTRANCES

Going South, towards Templeton, just past Norman Vineyards, Vineyard Drive starts to climb up a bit, than you go around a blind corner at the Gonzales's, and the road tilts down. Before you know it, you have gained speed and are at Opolo's main entrance, and in front you is a visitor that has just left Opolo, has no idea where they are going, barely moving south, in the center of the road, and you slam on your bakes to not land in their trunk.

Planning Commission Meeting
March 29, 2010
Re: Opolo Vinyards

06970 Vineyard

The entrance that is being suggested to use for the B&B, is right on the S Curve. This is one of the most dangerous spots in the county. It is impossible to see who is coming left or right.

Because the S curve is so tight right at that spot, you can see the bark that has been scrapped off the trees at this location, where cars/trucks have gone off the side of the road hit the trees and kept on going.

BICYCLES

Vineyard Drive is narrow. There is no bike lane. It is way to narrow for bicycles, riding 2 abreast.

Wine tasting visitors bring their bicycles. They are riding on Vineyard Drive, looking around at our beautiful scenery, and not aware that there are cars trying to pass them. They do not pull over, and it is dangerous.

Be like Justin. Do all your production over on your East side property where the majority of Opolo's grapes are. Respect your neighbors on the West side, the value of their property, their peace and quite, and please leave us alone.

I would ask that any of you on the commision that have not driven Vineyard Drive to please come out and see what we are all talking, about before you make your decisions.

Thank you.

SLO VINTNERS

san luis obispo vintners association

* Will not speak.
for the record

To the Planning Commission,

On behalf of the SLO Vintners, our board of directors, and our membership, we do not agree with the new recommendations proposed by Cal Fire to limit the number of attendees at industry-wide events to a max of 150, along with the additional requirements for approval, submission of annual events, and requirements for emergency medical technicians to be staffed at every event.

This new regulation being proposed will not only affect Opolo, but it will set precedence for regulations of ALL industry wide events throughout the county, thus affecting and limiting the scope of our annual events for our membership.

Below is a list of reasons why our membership does not support this new regulation:

-The majority of our membership is small producers with limited resources for marketing and outreach. SLO Vintners Industry Wide festivals provide a vital component for both outreach and exposure.

- Limiting the number of attendees at ALL Industry-Wide events could have a devastating economic impact on not only our membership, but also our local economy and tourism industry. These events draw large crowds from out of the area that support our local businesses.

-Requiring additional regulations for these events, including requiring fire and emergency personal on-site throughout all of our events (30+locations during a full weekend), will cost our members an exorbitant amount of money.

-We already have special event permitting that is pulled before large events. Requiring our members to submit and annual listing of events, apply for a 30-day approval process before the event, and providing additional documentation creates an enormous workload for our members, many of whom have very limited staff.

We appreciate all that Cal Fire does in protecting our businesses. We offer the opportunity for Cal Fire to express what concerns they have over wine related events at any of our upcoming board meetings. We also look forward to continuing an open line of communication so we can work together to ensure the overall safety of our attendees and vendors at all of our winery events.

We urge the Planning Commission at this time to not add additional regulations to our local wine industry. If this is approved for Opolo, then all wineries in SLO County could potentially be subjected to this new condition and force all wineries to limit their events to 150 attendees.

Regards,



Heather Muran
Executive Director
SLO VINTNERS ASSOCIATION

PLANNING COMMISSION

ITEM
EXHIBIT: 7

DATE: 3/29/12

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Phone: 541-5868
Fax: 434-9380

DUECK

**CONSTRUCTION
Co, Inc**

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Paso Robles, CA
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BUILDING
SYSTEMS**

Steel Erector

**Metal Roof
Systems**

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PLANNING COMMISSION
ITEM

EXHIBIT: 7

DATE: 3/29/12

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March 27, 2012

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, Ca. 93408

Dear San Luis Obispo County Planning Commissioners:

As a long time builder in this area, I have worked on many winery projects including Opolo Vineyards. My company was directly involved with Rick and David as they built their first structure to house their farm implements upon planting the vineyard on their present location. I was also retained to build the addition to the original storage building to accommodate a small tasting room and barrel storage. The building location is not in sight from Vineyard Drive and is built into a hillside with minimal exposure. I believe all or part of the next expansion will be the same. As a third generation to this area, I am very familiar with this property since it was once in my family until being sold to Rick and David. In fact, my family cemetery is across the road from the winery and you would not know it was even there. Opolo Vineyards has always considered their business as part of the land and they have taken great care to leave the property untouched in many ways including creating and managing a wetlands. This property was farmed for generations and is still farmed to this day. In closing, I am in strong support of this project. I believe this project is well designed and phased accordingly and that Opolo Vineyards is good for this community and the wine industry as well.

Sincerely,

Timothy A. Dueck

Dueck Construction Co., Inc.

Kenneth Volk

VINEYARDS

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

PLANNING COMMISSION

ITEM
EXHIBIT: 7

DATE: 3/29/12

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Planning Commissioners
Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners,

I am a citizen of San Luis Obispo County as well as a nearby property owner on Bethal Road, not far from this project site. I wanted to express my support for the phased development project of Opolo Vineyards on Vineyard Drive. I feel this project is well thought out and the applicants have gone to great lengths to try and mitigate potential environmental impacts as well as concerns from adjoining property owners. I feel the project supports a balanced approach to increasing the winery's on-site wine production capacity while improving the agritourism experience for people visiting the area. I also support the project for it provides long-term head of household employment opportunities in a time period of stagnant job opportunity in San Luis Obispo County. Tourism is the leading industry in San Luis Obispo County followed by the wine industry and I feel this project helps in supporting both of these key components of a healthy economy in our county. I believe the applicants for this project have demonstrated a sincere effort to be reasonable and considerate neighbors of our community and I would like to go on record on asking you to approve this project.

Most Sincerely,

Ken Volk
President, Director of Wine Making
Kenneth Volk Vineyards

Business Office (All Correspondence)
281 Broad street • San Luis Obispo, CA 93405
Tel: 805 782-0425 • Fax: 805 781-9489

Winery/Santa Maria Tasting Room
5230 Tepusquet Road • Santa Maria, CA 93454
Tel: 805 938-7896 • Fax: 805 938-1324

Paso Robles Tasting Room
2485 Highway 46 West • Paso Robles, CA 93446
Tel: 805 237-7896

WWW.VOLKWINES.COM



Remo, Inc.
28101 Industry Drive
Valencia, California 91355
Phone (661) 294-5600
Fax (661) 294-5700

March 26, 2012

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Subject: DRC 2004-00276 (Opolo Vineyards – Quinn)

Dear San Luis Obispo County Planning Commissioners:

Having run a global business for the past 55 years and, in addition, having a vineyard in the Paso Robles, California area for 32 years, I respectfully support the Opolo Vineyards project.

There is no doubt that this project would contribute greatly to the benefit of the community and to the industry that has grown to respect the wine products in the Paso Robles appellation.

Sincerely,

A handwritten signature in dark ink, appearing to read "Remo D. Belli".

Remo D. Belli
CEO/Founder

RDB:jls



No on DRC2004-00276

MarleyZ to: Ramona Hedges

03/28/2012 04:50 PM

From: MarleyZ <marleyz@mac.com>
To: Ramona Hedges <rhedges@co.slo.ca.us>

Dear Commissioners,

I am forwarding this letter, dictated by my daughter, Elizabeth Cain.
This is another voice not in support of DRC2004-00276.
She is unable to access her mail currently and asked me to help her add her
voice in opposition.
She is 28 years old and a lifelong resident of Paso Robles, a voter, and a
taxpayer.
Please distribute this to the proper parties.
Thank you,
Tessa Cain

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Dear Commissioners,

I have lived at my current home on Willow Creek Road, directly bordering the
Opolo property all my life.
I am NOT in support of the Opolo expansion project DRC2004-00276.
I am concerned about several issues regarding public safety.

Our rural roads are difficult to negotiate currently and wildlife are
frequently killed or injured as well as are, of course, many people. This is
especially problematic with large numbers of people, (many of them tourists,
some of whom may have been drinking), using dangerous unfamiliar roads in the
evening twilight or darkness of night.

Accidents many become more frequent if the number of events proposed is
increased.
Currently the public safety response time to our area is 20 minutes.
There is increased danger of fire, still with a response time of 20 minutes at
best.
I am extremely concerned about fire and I worry that people may become
careless and unwittingly start a fire. This would not be unusual in large
groups of people.

I also have environmental concerns as the construction is close to a forest
ecosystem which will be impacted by noise, light, and especially air
pollution. I feel that wildlife flora and fauna are quite probably going to be
negatively impacted, in spite of claims to the contrary.
I am an animal lover and a wildlife respecter and I do consider these to be
issues.

I myself am very disturbed by the loud noise and bright lights as they are
already, but I do not want these events to take place more frequently.
In addition the bright lights also obscure the night sky and make it
impossible for me to view the majesty of stars and planets through my
telescope, which is something I have always loved doing. You cannot enjoy the
starlight when those event lights are on. They are offensively bright and
visible for miles around.

I feel the number and scale of these events is too many and too big and present many previously unmentioned or unforeseen problems.

Thank you for taking the time to read my letter.

Elizabeth A. Cain
1313 Willow Creek Rd.
Paso Robles, Ca. 93446